

September 20, 2023

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.



Application:	West Palm Dog, Z/CA-2023-00648
Control:	West Palm Dog, 1987-00122
Location:	West side of Colbright Road, approximately 0.30 miles north of Lantana Road
ZC Hearing:	October 5, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	October 26, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

Department of Planning,
Zoning & Building
 2300 North Jog Road
 West Palm Beach, FL 33411-2741
 (561) 233-5000

Planning Division 233-5300
 Zoning Division 233-5200 Building
 Division 233-5100
 Code Enforcement 233-5500
 Contractors Certification 233-5525
 Administration Office 233-5005
 Executive Office 233-5228
www.pbcgov.com/pzb

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5566 or via Ldamato@pbcgov.org.

Sincerely,

Larry D'Amato
Site Planner II

Attachments: Application Summary and Map

C: Lisa Amara, Zoning Director
Wendy N. Hernandez, Deputy Zoning Director
Carlos A. Torres, AIA, Principal Site Planner

*"An Equal Opportunity
Affirmative Action Employer"*

Official Electronic Letterhead

ZONING APPLICATION SUMMARY

Application:	West Palm Dog, Z/CA-2023-00648
Control:	West Palm Dog, 1987-00122
Location:	West side of Colbright Road, approximately 0.30 miles north of Lantana Road
BCC District:	District 3, Commissioner Michael A. Barnett
Title/Request:	an Official Zoning Map Amendment to allow a rezoning from Residential Transitional Suburban (RTS) Zoning District to the Agricultural Residential (AR) Zoning District on 1.09-acres
Title/Request:	a Class A Conditional Use to allow Limited Pet Boarding on 1.09 acres

Summary: The proposed requests are for the West Palm Dog development. The 1.09-acre site is currently developed as a Single Family Residence. The site had a previous approval by the Board of County Commissioners (BCC) on April 25, 1989 for an Official Zoning Map Amendment to rezone to the Residential Transitional Suburban (RTS) Zoning District.

The requests propose to rezone the site back to Agricultural Residential (AR) zoning and to allow Limited Pet Boarding as a Class A approval. The Preliminary Site Plan (PSP) indicates a 2,499 square feet (sq.ft) Single Family Residence and two parking spaces with access from Colbright Road.

